

Legal Survey For Guerrettaz

Part Of The Southwest Quarter Of Section 20 Township 8 North Range 2 West

Monroe County, Van Buren Township, Indiana

REPORT OF SURVEY
Guerrettaz Legal Survey

In accordance with Title 865, 1-12-1 through 1-12-29 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

- Variances in the reference monuments;
- Discrepancies in record descriptions and plats;
- Inconsistencies in lines of occupation and;
- Random Errors in Measurement (Theoretical Uncertainty);

The Theoretical Uncertainty (due to random errors in measurement) of the corners of the subject tract established this survey is within the specifications for a Class D Survey (1.0 feet) as defined in IAC 865.

This survey was performed at the request of Bernard and Tammy Guerrettaz the owners of the subject parcel as recorded in deed record 422/685. The purpose of the Legal Survey is to clear up existing deed discrepancies along common lines between Rumble 234/368; Iles 471/257; Harris, (formerly Sanders), 245/294. There appear to be no deed discrepancies on the lines common to Hoy 205/26 and Hoy 460/258. Notices were sent out as required as registered mail return receipt. Return receipts were obtained from the Postal Service from all adjoining. A copy of a draft deed and possession plot accompanied that notice of survey. Waiver for the twenty day survey hiatus was requested. Hoy was only respondent to waiver which was delivered via U.S. Mail to my office three days prior end of twenty day wait.

MONUMENTS FOUND: All in Southwest Quarter Section 20 T8N R2W

- Square 4" Stone 4" above ground West OTR cor Sec 20 per county surveyor.
- Railroad spike SW cor Sec 20 Stanford and Elwren 4" deep per county surveyor.
- 5/8" Rebar with yellow cap "PC50920004", (BT rebar), SE cor SW OTR.
- Iron Pipe along East line SW Quarter.
- Railroad spike bent in Elwren near SW cor East half SW Quarter.
- Railroad Spike at Southeast cor Harris and SW cor Iles per record.
- BT rebar at NW cor Iles per record.
- 3/8" rebar 2" above ground at tee post near SW cor subject, no history.
- 3/8" rebar 2" below ground near NW cor subject, no history.
- 3/8" rebar 2" above ground 61 feet north of subject NE corner, no history.
- Limestone wall and wire fence (25 yr. Old) and wood posts, (8yr. old) by Harris.
- Wire fence 25 years old, along east/west line between Harris and subject.

ESTABLISHMENT OF LINES AND CORNERS:

The West line of the subject parcel utilizes the Southwest corner of the east half of the southwest quarter section 20 as its southerly terminus. This terminus was chosen by practical and retracable location. Mathematical misclosure of the Rumble deed by nearly 200 feet and the location of subject and the Rumble POB's being approximately 20 feet north of the called section line and subject POB being 42 feet east of the found rebar #8 and #9 led us to locate the southwest corner of the subject to a retracable corner which happened to be very near to the suspected corner location. Its location is 0.9 feet as measured perpendicular from a line between #8 and #9 above. These rebars, (#8, #9, #10), have no history, however consistent with monuments commonly set by Farkas prior to 1990 and while Monroe County Surveyor. The west line was held at record distance and parallel with a line from #8 to #9 for no other reason than to maintain a direction consistent with reasonable monumentation found. Rebar #8 falls over 20 feet north of south line section 20 as established. The north line between Rumble and subject was established as parallel to the south line of the southwest quarter of section 20. (same basis of bearings as subject), and ending at the record and monumented west line of Iles. The south line of the subject was established per record along the south line of the southwest quarter of section 20 as monumented per record, beginning at the southwest corner of the east half of the southwest quarter of section 20 and ending at the intersection of the possession improvements #11 and #12 above. Fence improvements constructed by Harris as recently as 1995 and as early as 1978 per Harris. Subject deed based on record POB falls approximately 27 feet east of this line. Harris deed falls approximately 7 feet west of this line. Harris deed was established at record and has a misclosure of 43 feet east/west and 0.5 feet north/south. Record calls for Harris were held along subject using record angles due to inconsistent basis of bearings with subject and a different lead in. Harris and subject parcel have overlap and gaps areas. East/west line between Harris and subject was held at corner post of wire fence built by Harris near Harris NW corner and ran parallel consistent with subject with south line southwest quarter section 20. This line terminates at west line of Iles as stated held at record position and as monumented. The eastmost line of subject was established along Iles as noted and ending at the east end of the north line of subject as discussed.

As a result of the above observations, it is my opinion that the uncertainties in the location of the lines and corners established on this survey are as follows:

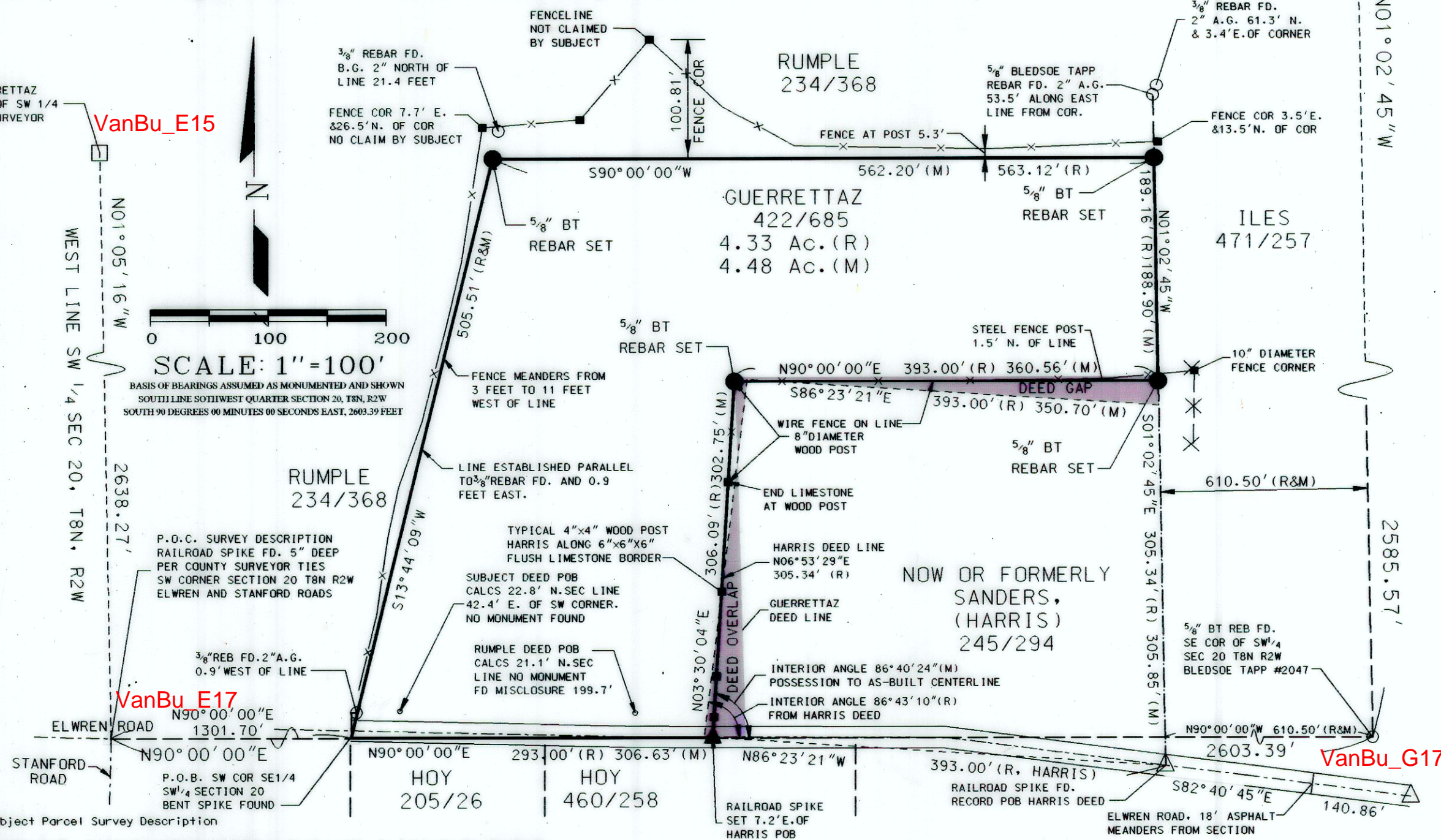
Due to variances in reference monuments: As shown on Survey, Rebars #8 and #10 are within 0.1 feet record of Rumble deed. Established NE corner falls 61 feet South of #10, record for Rumble calls for 50 feet. Corners found are consistent with Bledsoe Tapp & Riggert Survey Job #2047 performed in April, 1997.

Due to discrepancies in the record description: Subject deed has a 1.75 feet misclosure. Rumble deed has a 199.7 feet deed misclosure; Harris has a 43 feet deed misclosure. There are gaps and overlaps as shown on survey between subject and adjoining Harris, Rumble and Iles. The subject deed overlaps Iles by 31 feet due largely to the difference in lead-in locations. Holding Iles West line does not appear to significantly affect subject due to relatively small 0.92 feet variation from record to measured along subject north most property line as established. Hoy 205/26 and subject have no discrepancies due to common line calls for south line southwest quarter of section 20 and north line of northwest quarter of section 29. Calls to centerline in this area are very near if not consistent with the south line of the southwest quarter of section 20.

Due to inconsistencies on lines of occupation: Fences shown on survey from 3 feet to 100 feet with Rumble. Guerrettaz has maintained within these areas, however has never claimed these areas absolutely. It appears subject parcel is within fences with Rumble. Fences were not constructed by Rumble or Guerrettaz, but rather by Dixon who was prior owner of subject parcel. Lines of occupation between Guerrettaz and Harris were used as best evidence due to overlaps and gaps between these adjoining deeds. Therefore no variances in lines of occupation between subject and Harris. Lead in locations were different between these adjoining.

POC RUMBLE AND GUERRETTAZ
STONE FOUND NW COR OF SW 1/4
SEC 20 PER COUNTY SURVEYOR

VanBu_E15



Subject Parcel Survey Description

A part of the Southwest quarter of Section Twenty (20), Township Eight (8) North, Range Two (2) West, Monroe County, Indiana, bounded and described as follows:

Commencing at a railroad spike near the intersection of Elwren and Stanford Roads marking the Southwest corner of the Southwest Quarter of said Section 20, Township 8 North, Range 2 West Monroe County, Indiana; Thence NORTH 90 degrees 00 minutes 00 seconds EAST along the South line of said Southwest Quarter Section, (Basis of Bearings per subject deed record book 422 page 685 Office of the Monroe County Recorder), 1301.70 feet to a railroad spike in Elwren Road marking the Southwest corner of the East Half of said Southwest Quarter Section 20 and the Point Of Beginning of this description; Thence continuing along said South line of said Southwest Quarter Section NORTH 90 degrees 00 minutes 00 seconds EAST, 306.63 feet to a railroad spike in Elwren Road; Thence leaving said South Section line along an as-built flush Limestone Wall and Fenceline NORTH 03 degrees 30 minutes 04 seconds EAST, 302.75 feet to a 5/8" Rebar with yellow plastic cap stamped, "Bledsoe Tapp PC50920004", (BT rebar), at a Fence Corner; Thence NORTH 90 degrees 00 minutes 00 seconds EAST parallel with said South line of said Southwest Quarter of Section 20, 360.56 feet to a BT rebar; Thence NORTH 01 degrees 02 minutes 45 seconds WEST, 188.90 feet to a BT rebar; Thence SOUTH 90 degrees 00 minutes 00 seconds WEST parallel with said South line of said Southwest Quarter of Section 20, 562.20 feet to a BT rebar; Thence SOUTH 13 degrees 44 minutes 09 seconds WEST 505.51 feet to the Point Of Beginning containing 4.48 Acres or More or Less.

Subject to the right-of-way of Elwren Road across along the South side of the above described real estate as referenced in the subject deed.

Subject to all easements, restrictions, conditions and rights of way

This survey was executed according to survey requirements contained in Sections 1 through 19 of 865 IAC 1-12.

This certification does not take into consideration additional facts that an accurate and correct title search and/or examination might disclose.

Evidence of easements have not been located in the field and are not shown on this survey drawing.

Subject to the above reservation, I hereby certify that the survey work performed on the project shown hereon was performed either by me or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief.

Certified this 27th day of March, 2003.

Ben E. Bledsoe
Ben E. Bledsoe
Registered Land Surveyor No. S0559
State of Indiana

Subject Parcel Record Description
Guerrettaz Deed Record 422 Page 685

A part of the Southwest quarter of Section Twenty (20), Township Eight (8) North, Range Two (2) West, Monroe County, Indiana, bounded and described as follows:

Beginning at a point which is Two Thousand Six Hundred Fourteen and Ninety-seven (2,614.97) feet South and One Thousand Three Hundred Ninety-three and Twelve Hundredths (1,393.12) Feet East of the Northwest corner of said quarter section, continuing along said South line North Ninety (90) degrees East Two Hundred Ninety-three (293.00) feet; thence North One (01) degree, Thirty-nine (39) minutes, Forty-eight (48) seconds West Three Hundred Six and Nine Hundredths (306.09) feet; thence North Ninety (90) degrees East Three Hundred Ninety-three (393.00) feet; thence North One (01) degree, Thirty-nine (39) minutes, Forty-eight (48) seconds West One Hundred Eighty-nine and Sixteen Hundredths (189.16) feet; thence South Ninety (90) degrees West Five Hundred Sixty-one and Seven Hundredths (561.07) feet; thence South Twelve (12) degrees, Thirty-seven (37) minutes, Six (06) seconds West Five Hundred Five and Fifty-one Hundredths (505.51) feet to the point of beginning containing 4.33 acres more or less.

Subject to the right-of-way of Elwren Road across along the South side of the above described real estate.



Bledsoe Tapp & Riggert, Inc.

Quality Land Surveying and Civil Engineering Services

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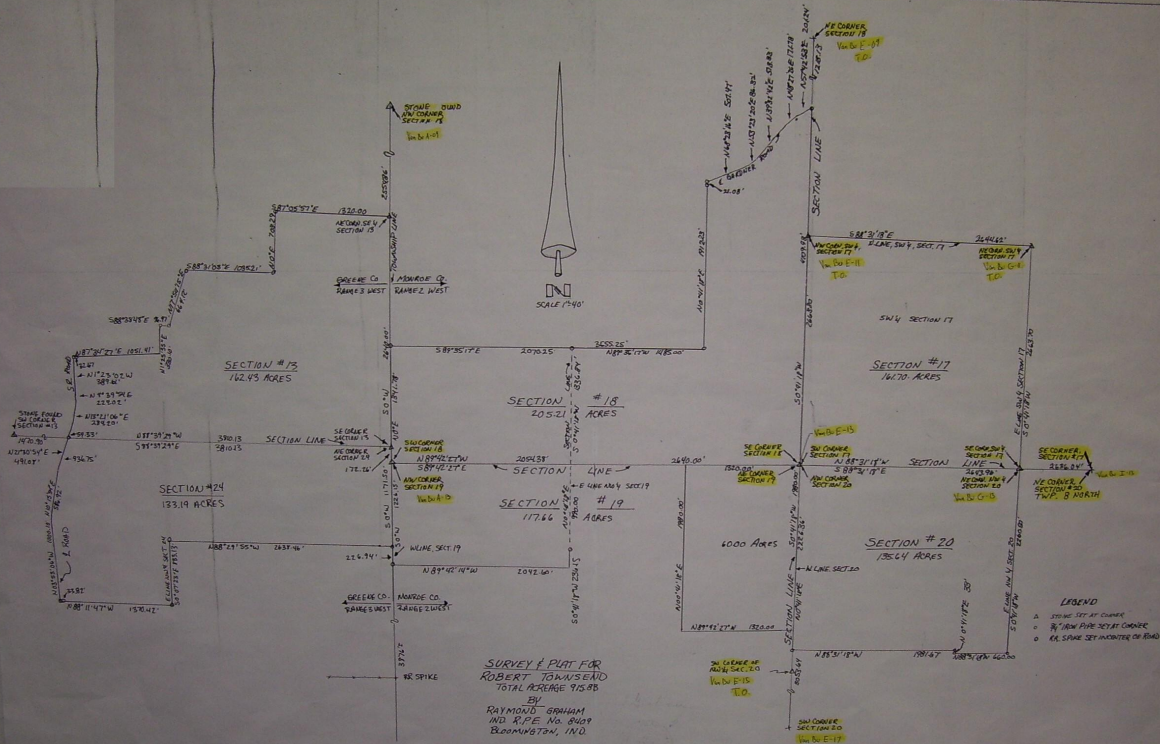
LEGAL SURVEY

FOR
BERNIE AND TAMMY GUERRETTAZ

SURVEY PARTY: DM, JC, KS, GW
DRAWN BY: BG
COMPUTATIONS: RBH
CHECKED BY: B.E.B.
DATE: FEBRUARY 20, 2003

LEGAL
SURVEY

1 OF 1



Feb 21st 1839

Layed off in Section 20 T 7 R 2 west (12) Twelve Town lots for Jesse East Beginning at a Birch Tree then N 34° E 2 poles and from the same Tree South at right angles to the first line 4 poles to a stake then N 34° E 2 poles to a stake then at right angles to the first & parallel to the 2nd 4 poles and each succeeding lot lays parallel to the first the alleys are all 12 feet and the last 4 lots are all in a Block

Harry Bangh Sept 16th 3

Feb 22nd 1839

Surveyed for James Davis the following lines in Section 20 S 3 R 2 west Began at the South 1/2 mile post of said Section then N 6° E 316 poles to the Northern 1/2 mile post then Began at the Eastern 1/2 mile post then S 85° E 314 poles 10 links witness trees at the center of Section No 20 Birch 24 in diam N 58° E 25 lbs dist to Oak 16 inches diam S 63° E 19 lbs dist witness trees 78 poles 15 links North of the center Hickory 20 in diam N 84° E 28 lbs dist Sugar 18 inch diam S 17° E 33 links dist witness trees 78 poles 15 lbs North of the Eastern 1/2 mile post Dogwood 6 inches diam S 14° E 12 lbs dist Sassafras 2 in diam N 42° E 27 lbs dist

Jefferson Scott & William Poarch
Chain Bearers Sworn

Harry Bangh Sept 16th 3

June 10th A.D. 1839

June 10, 1839 Surveyed for Andrew Parker John B. Coost Thomas Stephen Lankston Bennett & Co Carter Section No 33 T 7 R 1 East Began at the Eastern 1/2 mile post then S 85° E 320 poles to the West 1/2 mile post then Began at the Southern 1/2 mile post then N 6° E 317 poles 3 links to the Northern 1/2 mile post witness trees at the center of said Section Black Ash 6 in diam S 71° E 23 links dist Birch 30 inch diam S 80° E 15 links dist witness trees poles west of the center Birch 24 inch diam S 25° E 10 links dist Sugar 18 inches diam S 72° E 62 links dist witness trees poles west of the North 1/2 mile to Oak 4 inch diam S 13° E 27 at oak 12 inch diam N 10° E 22 links dist witness trees 78 poles 23 links South of the center Birch 10 inch diam N 85° E 54 links dist ash 12 inch diam S 82° E 37 1/2 links dist witness at the center the 4 to give red Pine 10 inch diam S 29° E 24 links distant

James Ellis & Abraham Alley
Chain Bearers Sworn

James H. Spencer May 6th 3